

## ALBION LOCK

Booth Lane  
Sandbach  
Cheshire  
CW11 3PY

## CONTACT US ON

01270 449 181

## SATNAV

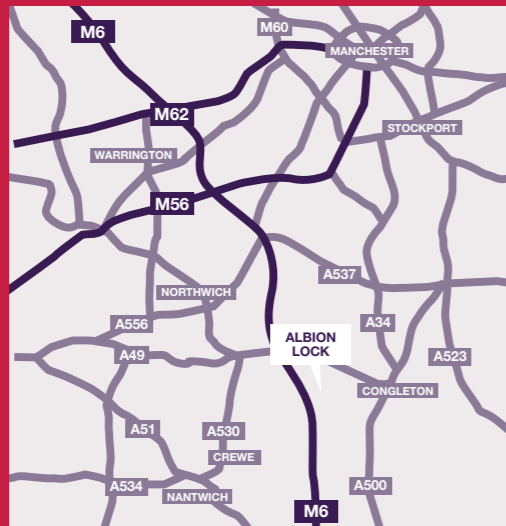
CW11 3PY

## FROM M6

- Head North on the M6
- At junction 17, take the A534 exit to Sandbach / Congleton
- Turn left onto Old Mill Road, A534 and continue straight for 1 mile
- At the roundabout, take the second exit onto Middlewich road, A533
- Follow A533 for 2.5 miles
- Turn right onto Booth Lane
- The development will be on the left hand side

## FROM SANDBACH

- From the centre, head north-west via Middlewich Road, A533
- Continue along A533 for 2.4 miles
- Turn right onto Booth Lane
- The development will be on the left hand side



Find your way around

# ALBION LOCK

SANDBACH | CHESHIRE

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Get to know  
**ALBION LOCK**

SANDBACH | CHESHIRE

Albion Lock is an outstanding range of one\*, two\*, three and four bedroom homes ideally located in the quaint market town of Sandbach.

**4 BEDROOM HOMES**

**The Chelford**  
4 bedroom detached home  
**Plots:** 11, 26, 35, 36, 89, 113, 130, 192, 218, 231, 243, 244, 248, 253, 261, 278, 299, 300, 314, 315, 322, 329, 344, 353, 366, 371

**The Eynsham**  
4 bedroom detached home  
**Plots:** 3, 9, 12, 39, 74, 75, 79, 80, 83, 84, 126, 128, 133, 135, 197, 210, 212, 232, 234, 240, 242, 249, 259, 262, 265, 269, 281, 298, 302, 303, 330, 335, 336, 349, 370

**4 BEDROOM HOMES**

**The Bradenham**  
4 bedroom detached home  
**Plots:** 104, 203, 245, 247, 252, 258, 260, 263, 288, 301, 340, 343, 350

**The Downham**  
4 bedroom detached home  
**Plots:** 10, 103, 107, 129, 134, 211, 215, 233, 239, 241, 246, 264, 268, 270, 304, 331, 339, 345

**3 BEDROOM HOMES**

**The Alton G**  
3 bedroom,  
2 1/2 storey home  
**Plots:** 7, 8, 20-23, 31, 32, 76-78, 81, 82, 85, 86, 98, 99, 105, 106, 120-122, 143, 144, 164, 165, 174, 175, 183, 184, 188, 189, 204, 205, 216, 217, 221, 222, 254, 255, 273-276, 282-285, 305-310, 316-321, 327, 328, 333, 334, 337, 338, 341, 342, 358, 359, 367, 368

**3 BEDROOM HOMES**

**The Aldenham**  
3 bedroom detached home  
**Plots:** 127, 250, 251, 277, 289, 292, 297, 332, 348, 354, 369

**The Dadford**  
3 bedroom mews/  
semi-detached home  
**Plots:** 42\*, 43\*, 44-47, 60-62, 69, 70, 100, 101, 108, 109, 117-119\*, 123, 124, 145-147\*, 312, 313, 355-357

**The Gosford**  
3 bedroom mews/  
semi-detached home  
**Plots:** 2, 4-6, 13, 14, 16-19, 24, 25, 27-30, 33, 34, 37, 40, 63, 64, 71-73, 88, 91-94, 96, 97, 111, 112, 114-116, 132, 136-138, 153-159, 170-172\*, 176-180, 185-187, 190\*, 191\*, 193-195, 198, 200-202, 206-209, 213, 214, 220, 227-229, 236, 237, 256, 266, 271, 280, 287, 290, 323\*, 325, 326, 346, 347, 351, 360, 361, 363-365

**The Patterdale**  
3 bedroom mews/  
semi-detached home  
**Plots:** 1, 15, 38, 41, 68\*, 87, 90, 95, 102, 110, 125, 131, 152\*, 163\* 166\*, 173\*, 196, 199, 219, 230, 235, 238, 257, 267, 272, 279, 286, 291, 311, 324\* 352, 362

**2 BEDROOM HOMES**

**The Appleford 2\***  
2 bedroom mews home  
**Plots:** 65-67, 139-142, 148-151, 160-162, 167-169, 181, 182, 223-226, 293-296

**1 BEDROOM APARTMENTS**

**The Windrush\***  
1 bedroom apartments  
**Plots:** 48-59

- \*ah/r = Rented property
- \*ah/so = Shared ownership
- SS = Sub station
- PS = Pumping station
- BS = Bin store
- ⌂ = Play area
- ⋯ = Public Footpath right of way



Come in and take a look around



\*Affordable homes

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWMA 63937 / April 2021.



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# FROM LOOKING ROUND TO MOVING IN...



*The Lanes render variant*

*Plots: 218, 231, 278, 299, 300, 315, 322, 329 & 353*

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Wimpey

# THE CHELFORD

4 BEDROOM DETACHED HOME

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**Booth Lane brick variant**  
Plots: 113, 243 & 366



**The Lanes brick variant**  
Plots: 35, 36, 89, 130, 192, 314 & 344



**Booth Lane render variant**  
Plots: 11, 26, 244, 248, 253 & 261



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# THE CHELFORD

The Chelford is a four bedroom home which is ideal for family life. The hallway leads to a generous lounge with bay window overlooking the front of the home. The spacious kitchen with breakfast area features French doors to the rear garden and there is a handy utility room for added convenience. Upstairs, bedroom one has an en-suite shower room and there are three further bedrooms and a stylish family bathroom.

**TOTAL 125.04 sq. m. / 1346 sq. ft.**

## GROUND FLOOR




<b>Kitchen</b>	3.29m x 2.88m	10' 10" x 9' 6"
<b>Dining Area</b>	2.69m x 2.88m	8' 10" x 9' 6"
<b>Lounge</b>	3.61m x 5.07m	11' 10" x 16' 8"
<b>Dining Room</b>	2.70m x 3.05m	8' 11" x 10' 0"
<b>WC</b>	1.80m x 1.03m	5' 11" x 3' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.67m x 4.28m	12' 1" x 14' 1"
<b>En Suite</b>	2.21m x 1.50m	7' 3" x 4' 11"
<b>Bedroom 2</b>	2.70m x 4.18m	8' 11" x 13' 8"
<b>Bedroom 3</b>	2.75m x 2.94m	9' 0" x 9' 8"
<b>Bedroom 4</b>	2.95m x 2.64m	9' 8" x 8' 8"
<b>Family Bathroom</b>	2.10m x 1.89m	6' 11" x 6' 2"

 **Plots:** 11, 26, 35, 36, 89, 113, 130, 192, 218, 231, 243, 244, 248, 253, 261, 278, 299, 300, 314, 315, 322, 329, 344, 353, 366, 371

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TVMA 63937 / April 2021.

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Wimpey**

**Booth Lane brick variant**

Plots: 3, 9, 12, 242, 262, 265 & 370



**The Lanes brick variant**

Plots: 39, 74, 75, 79, 80, 83, 84, 126, 128, 133, 135, 197, 210, 212, 232, 234, 240, 259, 269, 281, 298, 302, 330, 335 & 336



**Taylor  
Wimpey**

# THE EYNSHAM

4 BEDROOM DETACHED HOME

**Booth Lane render variant**

Plots: 249 & 349



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# THE EYNSHAM

The Eynsham is a four bedroom property which offers spacious living areas, making it ideal for family life. The entrance hallway leads to a generous lounge which overlooks the front of the home and features double doors leading to the dining room. There is also a fitted kitchen with breakfast area. Upstairs, there are four bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

**TOTAL 123.93 sq. m. / 1334 sq. ft.**

## GROUND FLOOR



<b>Kitchen</b>	2.50m x 2.98m	8' 3" x 9' 10"
<b>Dining Area</b>	2.60 x 2.98m	8' 7" x 9' 10"
<b>Lounge</b>	3.32m x 5.59m	10' 11" x 18' 4"
<b>Dining Room</b>	2.96m x 2.98m	9' 9" x 9' 10"
<b>WC</b>	0.85m x 1.68m	2' 9" x 5' 6"

## FIRST FLOOR



<b>Bedroom 1</b>	3.90m x 4.59m	12' 10" x 15' 1"
<b>En Suite 1</b>	2.08m x 1.81m	6' 10" x 6' 0"
<b>Bedroom 2</b>	4.16m x 3.66m	13' 8" x 12' 0"
<b>Bedroom 3</b>	2.57m x 3.38m	8' 5" x 10' 11"
<b>Bedroom 4</b>	3.13m x 2.71m	10' 3" x 8' 11"
<b>En Suite 2</b>	2.58m x 1.74m	8' 5" x 5' 9"
<b>Family Bathroom</b>	2.27m x 2.33m	7' 6" x 7' 8"

 **Plots:** 3, 9, 12, 39, 74, 75, 79, 80, 83, 84, 126, 128, 133, 135, 197, 210, 212, 232, 234, 240, 242, 249, 259, 262, 265, 269, 281, 298, 302, 303, 330, 335, 336, 349, 370

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TVMA 63937 / April 2021.

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**Booth Lane brick variant**  
Plot: 10



**The Lanes brick variant**  
Plots: 103, 107, 129, 134, 211, 215, 233,  
239, 241, 268, 270, 304, 331, 339 & 345



**Taylor  
Wimpey**

# THE DOWNHAM

4 BEDROOM DETACHED HOME

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**Booth Lane render variant**  
Plots: 246 & 264



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# THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is bedroom one with an en suite, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

**TOTAL 115.57 sq. m. / 1244 sq. ft.**

## GROUND FLOOR



<b>Kitchen</b>	2.51m x 2.99m	8' 3" x 9' 10"
<b>Dining/Family Area</b>	5.43m x 2.99m	17' 10" x 9' 10"
<b>Lounge</b>	3.18m x 5.27m	10' 5" x 17' 4"
<b>WC</b>	0.85m x 1.70m	2' 9" x 5' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	4.30m x 3.04m	14' 1" x 10' 0"
<b>En Suite</b>	2.40m x 1.58m	7' 10" x 5' 2"
<b>Bedroom 2</b>	3.29m x 3.51m	10' 9" x 11' 6"
<b>Bedroom 3</b>	3.55m x 3.04m	11' 8" x 10' 0"
<b>Bedroom 4</b>	2.53m x 2.63m	8' 4" x 8' 7"
<b>Bathroom</b>	2.53m x 2.10m	8' 4" x 6' 11"

 **Plots:** 10, 103, 107, 129, 134, 211, 215, 233, 239, 241, 246, 264, 268, 270, 304, 331, 339, 345

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TVMA 63937 / April 2021.

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**Booth Lane brick variant**  
Plots: 245, 247, 252 & 350



**The Lanes brick variant**  
Plots: 104, 203, 258, 260, 288, 301, 340 & 343



**Booth Lane render variant**  
Plots: 263



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# THE BRADENHAM

This 4 bedroom home has an integral garage and offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. Bedroom one with an en suite and three further bedrooms occupy the first floor, along with a family bathroom.

**TOTAL 107.12 sq. m. / 1153 sq. ft.**

## GROUND FLOOR



<b>Kitchen</b>	2.35m x 3.35m	7' 9" x 11' 10"
<b>Dining Area</b>	2.35m x 2.07m	7' 9" x 6' 10"
<b>Lounge</b>	4.64m x 3.43m	15' 3" x 11' 3"
<b>Dining Room</b>	2.35m x 2.87m	7' 9" x 9' 5"
<b>WC</b>	0.85m x 1.65m	2' 9" x 5' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	4.38m x 4.02m	14' 5" x 13' 2"
<b>En Suite</b>	1.93m x 1.72m	6' 4" x 5' 8"
<b>Bedroom 2</b>	2.67m x 4.37m	8' 9" x 14' 4"
<b>Bedroom 3</b>	2.67m x 3.58m	8' 9" x 11' 9"
<b>Bedroom 4</b>	2.40m x 3.32m	7' 11" x 10' 11"
<b>Family Bathroom</b>	1.89m x 2.32m	6' 3" x 7' 7"

 **Plots:** 104, 203, 245, 247, 252, 258, 260, 263, 288, 301, 340, 343, 350

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**The Lanes brick variant**

Plots: 76, 77, 78, 81, 82, 85, 86, 98, 99, 254, 255, 273,  
274, 275, 276, 282, 283, 284, 285, 316, 317, 318, 319,  
320, 321, 327, 328, 333, 334, 337, 338, 358 & 359

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Wimpey**

# THE ALTON G

3 BEDROOM 2½ STOREY HOME



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**Booth Lane render variant**  
Plots: 20, 21, 22 & 23



**Booth Lane brick variant**  
Plots: 120, 121, 122,  
367 & 368



**Heritage Focal variant**  
Plots: 8, 7, 31, 32, 164,  
165, 174, 175, 216 & 217



**The Lanes render variant**  
Plots: 105, 106, 143, 144, 183, 184,  
188, 189, 204, 205, 221, 222, 305, 306,  
307, 308, 309, 310, 341 & 342



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# THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.

**TOTAL 100.90 sq. m. / 1085 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	5.26m x 3.49m	13' 11" x 11' 6"
<b>Kitchen/Dining (max)</b>	5.26 x 3.20m	17' 3" x 10' 6"
<b>WC</b>	0.94 x 1.60m	3' 1" x 5' 3"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.24m x 3.49m	13' 11" x 11' 6"
<b>Bedroom 3</b>	3.28m x 2.17m	10' 9" x 7' 2"
<b>Family Bathroom</b>	2.17m x 1.89m	7' 2" x 6' 2"

## SECOND FLOOR



<b>Bedroom 1 max excl. dormer</b>	6.70m x 3.11m (max.)	22' 0" x 10' 3" (max.)
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**Plots:** 7, 8, 20-23, 31, 32, 76-78, 81, 82, 85, 86, 98, 99, 105, 106, 120-122, 143, 144, 164, 165, 174, 175, 183, 184, 188, 189, 204, 205, 216, 217, 221, 222, 254, 255, 273-276, 282-285, 305-310, 316-321, 327, 328, 333, 334, 337, 338, 341, 342, 358, 359, 367, 368

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**Taylor  
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**Booth Lane brick variant**  
Plots: 250, 348 & 369



**Booth Lane render variant**  
Plot: 251



**The Lanes brick variant**  
Plots: 127, 277, 289, 292, 297, 332 & 354



Taylor  
Wimpey

# THE ALDENHAM

3 BEDROOM DETACHED HOME

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# THE ALDENHAM

The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to bedroom one with an en suite, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

**TOTAL 89.83 sq. m / 967 sq. ft.**

## GROUND FLOOR



<b>Kitchen</b>	3.00m x 2.96m	9' 10" x 9' 9"
<b>Lounge</b>	3.18m x 4.32m	10' 5" x 14' 2"
<b>Dining Room</b>	2.63m x 3.1m	8' 7" x 10' 2"
<b>WC</b>	2.63m x 1.05m	8' 7" x 3' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.17m x 4.38m	10' 5" x 14' 5"
<b>En Suite</b>	1.50m x 2.08m	4' 11" x 6' 10"
<b>Bedroom 2</b>	3.82m x 2.71m	12' 6" x 8' 11"
<b>Bedroom 3</b>	2.42m x 2.99m	7' 11" x 9' 10"
<b>Family Bathroom</b>	2.69m x 2.08m	8' 10" x 6' 10"

 **Plots:** 127, 250, 251, 277, 289, 292, 297, 332, 348, 354, 369

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**Taylor  
Wimpey**

**Booth Lane render variant**  
Plot: 351



**Booth Lane brick variant**  
Plots: 2, 4, 5, 6, 16, 17, 18, 19, 24,  
25, 111, 112, 114, 115, 116, 266,  
346 & 347



**The Lanes render variant**  
Plots: 136, 137, 138, 188 & 189



**The Lanes brick variant**

Plots: 13, 14, 27, 28, 29, 30, 33,  
34, 37, 40, 63, 64, 71, 72, 73, 88,  
91, 92, 93, 94, 96, 97, 132, 153,  
154, 155, 156, 157, 158, 159, 170,  
171, 172, 176, 177, 178, 179, 180,  
185, 186, 187, 190, 191, 193, 194,  
195, 198, 200, 201, 202, 206, 207,  
208, 209, 213, 214, 220, 227, 228,  
229, 236, 237, 256, 271, 280, 287,  
290, 323, 325, 326, 360, 361, 363,  
364 & 365

**Taylor  
Wimpey**

# THE GOSFORD

3 BEDROOM MEWS/SEMI-DETACHED HOME



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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 80.45 sq. m. / 866 sq. ft.**

## GROUND FLOOR




<b>Lounge (max)</b>	4.26m x 3.69m	14' 0" x 12' 1"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15' 6" x 9' 5"
<b>WC</b>	1.85m x 1.03m	6' 1" x 3' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>En suite</b>	1.67m x 1.75m	5' 6" x 5' 9"
<b>Bedroom 2</b>	3.30m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3</b>	2.06m x 3.35m	6' 7" x 11' 8"
<b>Family Bathroom</b>	1.70m x 2.03m	5' 7" x 6' 8"

 **Plots:** 2, 4-6, 13, 14, 16-19, 24, 25, 27-30, 33, 34, 37, 40, 63, 64, 71-73, 88, 91-94, 96, 97, 111, 112, 114-116, 132, 136-138, 153-159, 170-172\*, 176-180, 185-189, 190\*, 191\*, 193-195, 198, 200-202, 206-209, 213, 214, 220, 227-229, 236, 237, 256, 266, 271, 280, 287, 290, 323\*, 325, 326, 346, 347, 351, 360, 361, 363-365

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TVMA 63937 / April 2021.

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**The Lanes brick variant**

Plots: 15, 38, 68, 87, 90, 102, 110, 131, 152, 163, 166, 173,  
196, 199, 219, 230, 238, 257, 272, 279, 286, 311, 324 & 362

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# THE PATTERDALE

3 BEDROOM MEWS/SEMI-DETACHED HOME

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Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

**Booth Lane render variant**  
Plot: 352



**Booth Lane brick variant**  
Plot: 267



**Heritage focal variant**  
Plots: 1 & 125



**The Lanes render variant**  
Plots: 41, 95, 235 & 291



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# THE PATTERDALE

The Patterdale is a contemporary three bedroom home which is perfect for first time buyers and those stepping up the property ladder. The hallway leads to the spacious lounge with French doors to the rear garden and the kitchen with dining area, both of which span the full depth of the home. Upstairs there is bedroom 1 with en-suite shower room, two further bedrooms and a stylish family bathroom.

**TOTAL 75.99 sq. m. / 818 sq. ft.**

## GROUND FLOOR




<b>Kitchen/Dining Area</b>	4.62m x 2.46m	15' 2" x 8' 1"
<b>Lounge</b>	4.62m x 3.27m	15' 2" x 10' 9"
<b>WC</b>	0.93m x 1.58m	3' 1" x 5' 2"

## FIRST FLOOR



<b>Bedroom 1</b>	2.83m x 3.33m	9' 3" x 10' 11"
<b>En Suite</b>	1.70m x 2.42m	5' 7" x 7' 11"
<b>Bedroom 2</b>	2.61m x 2.53m	8' 7" x 8' 4"
<b>Bedroom 3</b>	1.91m x 2.53m	6' 3" x 8' 4"
<b>Family Bathroom</b>	1.70m x 1.97m	5' 7" x 6' 6"

 **Plots:** 1, 15, 38, 41, 68, 87, 90, 95, 102, 110, 125, 131, 152\*, 163\* 166\*, 173\*, 196, 199, 219, 230, 235, 238, 257, 267, 272, 279, 286, 291, 311, 324\* 352, 362

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWMA 63937 / April 2021.

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**Booth Lane brick variant**  
Plot: 117, 118, 119, 123 & 124



**The Lanes render variant**  
Plot: 60, 61 & 62



**The Lanes brick variant**  
Plots: 42, 43, 44, 45, 46, 47, 69,  
70, 100, 101, 108, 109, 145, 146,  
147, 312, 313, 355, 356 & 357



**Taylor  
Wimpey**

## THE DADFORD

3 BEDROOM MEWS/SEMI-DETACHED HOME

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# THE DADFORD

The three bedroom Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

**TOTAL 69.96 sq. m. / 753 sq. ft.**

## GROUND FLOOR



<b>Kitchen</b>	2.26m x 3.37m	7' 4" x 11' 1"
<b>Lounge/Dining Area</b>	4.36m x 4.38m	14' 4" x 14' 5"
<b>WC</b>	0.90m x 1.90m	2' 11" x 6' 3"

## FIRST FLOOR



<b>Main Bedroom</b>	2.40m x 4.15m	7' 10" x 13' 7"
<b>Bedroom 2</b>	2.40m x 3.61m	7' 10" x 11' 10"
<b>Bedroom 3</b>	1.87m x 2.77m	6' 2" x 9' 1"
<b>Family Bathroom</b>	1.87m x 1.90m	6' 2" x 6' 3"

 **Plots:** 42-47, 60-62, 69, 70, 100, 101, 108, 109, 117-119\*, 123, 124, 145-147\*, 312, 313, 355-357

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TVMA 63937 / April 2021.

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# STANDARD SPECIFICATIONS

## 3 & 4 bedroom homes

### ALIBION LOCK

Booth Lane, Sandbach, Cheshire, CW11 3PY

### TELEPHONE

01270 449181

### OPEN TIMES

Open 7 days a week 11am - 5pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

\* Choices, upgrades and colour choices are available subject to stage of construction.

\*\* Where applicable.

\*\*\* Dependant on house type - please refer to your Sales Executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

TWMA 63937/February 2021.

### Kitchen

Freestanding Symphony Kitchen with a choice of Soft Close Standard Door Fronts\*

Choice of Laminate Worktops & Upstands\*

Franke Stainless Steel Single 1.5 Bowl and Drainer with Mixer Tap

Zanussi Integrated Stainless Steel Single Oven

Zanussi Integrated Stainless Steel Gas Hob

Stainless Steel Splash-Back and Zanussi Chimney Hood

Plumbing for Washing Machine

Plumbing for Dishwasher

Space for Fridge/Freezer

### Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

### Electrical

Power Points In-line with NHBC requirements

TV Point as per electrical drawings

BT Point as per electrical drawings

Energy Efficient Ceiling Light Fittings Clear White Bulb as designated on Electrical Layout

USB Charger Double Socket

CAT 5 Cabling installed to Master BT Point

### Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators in specific rooms

Cavity Wall Insulation

Loft Insulation In-line with current Building Regulations

Mains Pressure Hot Water System/Combi Boiler

### Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings\*

Modern White Roca Sanitaryware\*

Shaver Unit to Bathroom

Choice of Splash Back Tiling from Selected Porcelanosa Range\*

Shower to en-suite\*\*

### External Features

Black Front Door with Chrome Lever Lock Furniture, Letter Plate and Chain

Low maintenance PVCu Windows and French Door\*\*

Front Garden Turfed or Shrubbed In-line with Landscaping Scheme

Driveways and Parking Bays finished in Tar-Mac

Rear Garden Fenced

Outside Tap

### Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s)

CO Alarm

External Light to Front and Rear Entrance

Light & Power to Detached Garages\*\*

Doorbell

### NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion